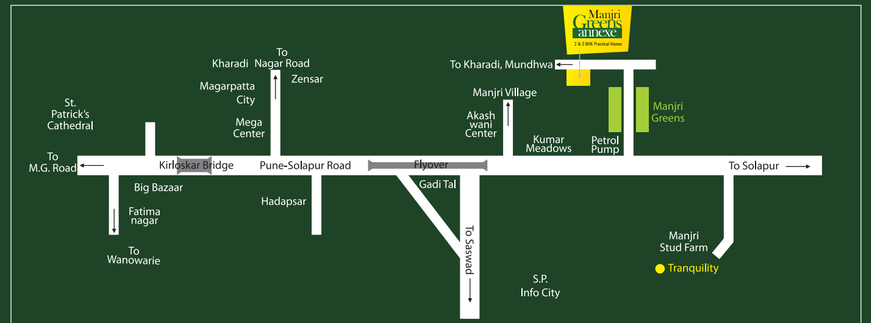
Location Map (Not to scale)



Site: S. No. 81/1, Near Manjri Greens, off Pune Solapur Road, Manjri, Pune

Credits

Architect
Arch. Prakash Kulkarni

RCC Consultant
J + W Consultants

Legal Advisor
Adv. J.V.Pande

Promoters

B.K. JHALA & ASSOCIATES
We build. You benefit.

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Manjri Greens annexe

2 & 3 BHK Practical Homes



Homes.... in tune with your aspirations!

Manjri Greens annexe

2 & 3 BHK Practical Homes

Ride your aspirations with B.K. Jhala Group

At the B.K. Jhala Group our prime forte is clearly understanding the dreams and aspirations of our esteemed clients and planning their homes accordingly.

After the stupendous success of Manjri Greens (4 phases) & Tranquility (2 phases) , B.K. Jhala & Associates are glad to add another jewel to its crown – Manjri Greens Annexe. More than 400 families in Manjri Greens and 240 in Tranquility have gained possession of these township projects near Hadapsar, the most promising & thriving eastern suburb of Pune. Besides this, Manjri Greenwoods, the proposed township of 468 flats is under rapid construction. The buyers have benefitted by the serene ambience, unmatched lifestyle and comfort of these magnificent dwellings. The success of these projects is the testimony of our absolutely simple and transparent transactions with real time delivery commitment.







Forging lifetime bonds…

With the B.K. Jhala Group, you are certainly looking at a long term relationship. Riding on the rich patronage of over 4 decades, the B.K. Jhala Group is today one of the most trusted names in the fraternity. While focusing on the customer's affordability and the emerging trends over the years, we have built housing colonies across several locations in Pune. Till date the B.K. Jhala Group has delivered more than 4000 units, thus realizing the dreams of numerous families. The completed and on-going projects at Sinhagad Road, Baner, Pune-Solapur Road, Hadapsar, Wanowarie, Satara Road, Market Yard and Kothrud have given a range of homes to choose from. Some of the recent & prominent properties amongst these are Rajyog of 655 units at Sinhagad Road, Saga at Baner and Nirmal Township at Hadapsar, with more than 900 units.

Manjri Greens annexe

2 & 3 BHK Practical Homes

Cohesive community...happy living !



Manjri Greens annexe

2 & 3 BHK Practical Homes



Specifications

- RCC Framed Structure
- Brick / Block work for External/ Internal walls of, required thickness
- External Sand Faced plaster/ Internal Neeru plaster
- Concealed Plumbing with good quality pipes of standard make
- Plumbing provision for Water Purifier in the kitchen & Solar Hot Water supply in one toilet
- Bath fittings – Good quality C.P. Fittings
- Veneered Main Entrance Door
- Internal Doors All Flush Doors, Oil Painted GI Door Frames
- Powder coated aluminum sliding windows with M.S. Safety Grills
- Marble Window Sills
- 2'X 2' Vitrified Tiles in entire unit with skirting
- Anti- Skid Tiles in Toilets & Terraces
- 7' High Ceramic Tiles Dado in Toilets
- Granite Kitchen Platform with S.S. Sink
- Provision for fitting Exhaust Fan in the Kitchen
- Provision for a Telephone and T.V. point in Living Room
- Electrical Works: Concealed FRP sheathed multi strand copper wires (ISI marked), Modular switches, MCBs & ELCBs of good quality. Provision for AC in the master bedroom. Single-phase meters for 2 bedroom flats & 3 phase meters for 3 bedroom flats
- Cylindrical locks to all doors
- Paving blocks / chequered tiles in the parking
- Paint: Internal walls in Oil Bound Distemper. External superior grade acrylic emulsion
- Lift of standard make

Smart Planning....Optimised Spaces !

Manjri Greens annexe

2 & 3 BHK Practical Homes

Amenities

- Compound wall for the project
- Internal Roads within the project in Tremix Concrete / Paving Blocks / Asphalt
- Street Lights on internal roads
- Developed / Landscaped Gardens
- Club House with Gymnasium, Swimming Pool & Indoor games
- Generator back up for lifts & common areas.
- R.O. Plant for Drinking Water
- Sewage treatment plant
- Vermi-culture Pit







Thoughtful & Practical Amenities !





Flexibility to suit your pocket

It's time to unfasten the seat belts of your fast paced life and hop into the cushy hammock of unspoiled nature called Manjri Greens Annexe… a mini-township spread across 20 buildings comprising of 416 units of 2 & 3 BHK compact flats. The unique advantage of the project is the flexibility of choosing the apartment that goes well with your pocket without compromising on our thoughtful amenities and quality specifications. The well designed homes reflect intelligent utilization of space, augmenting unmatched comfort while avoiding unnecessary costs.

Comfort goes a notch higher…

Manjri Greens Annexe has been conceived after closely studying the psyche of a modern property buyer and his needs. Besides, the prime amenities include 2 Club Houses, a Swimming Pool, Children's Play Park and Landscaped Garden. It is tailored to rediscover life and live to the fullest.



Low rise housing...better ventilation, better light !



Blossoming suburb of Pune

Located behind Manjri Greens, Manjri Greens Annexe is in Manjri, off the Pune – Sholapur Road, the eastern county of Pune, which is blessed with serenity & greenery rarely found elsewhere. Its close proximity to the biggest marketplace of Hadapsar and the development of special economic zones has virtually transformed the erstwhile sleepy suburb into a blossoming locale. Besides the sizeable concentration of defense establishments at a convenient distance (AFMC, RSI, HQ Southern Command & many more), large corporate houses and MNCs are queuing up to make this happening place of the city their hub of activity. Big names like Mphasis-EDS, Amdocs, Accenture, Avaya, EXL (Magarpatta City), IBM, Easy Process, Honeywell (S.P. Infocity) Zensar, EATON, Honeywell, Tieto, Vodafone (EON IT Park) and Synechron (Kharadi) have already established their base here. Prestigious special township projects like Magarpatta City & Amanora Park Town are in the proximity. Manjri Greens Annexe is set to bridge the gap between the increasing demand and deliverance of quality homes near Hadapsar with an affordable price tag.



Layout Plan *



Manjri Greens Annexe is just 500 mts from the successful Manjri Greens

S.P. Info City	- 6 kms	AFMC	- 8 kms	MG Road	- 12 kms
Magarpatta City	- 6 kms	Bishop's / St.Mary's School	- 10 kms	Pune Rly Stn	- 15 kms
Amanora Park Town	- 6 kms	MIT-Gurukul School	- 7 kms	Prayag Dham Ashram	- 19 kms

*At time of printing of the brochure the layout plan & plans of 8 buildings are sanctioned. However, location / height of balance buildings may change as per sanctioned FSI & requirements.



Smart return on your Investment…

Manjri Greens Annexe comes up at a time when property rates in Manjri are on a steady rise. This trend is likely to gain momentum with the increasing industrialization and blossoming of IT sector in the eastern part of Pune. The D.P. road connecting Manjri to Mundhwa and further to Koregaon Park and the proposed bridge connecting Manjri to Kharadi will reduce the travel time. The fast developing 4-lane highway from Pune to Solapur is an indication of things to come as the state's focus on infrastructural development on Pune-Solapur Road gets sharper. This will encourage buyers as the vastly improved infrastructure certainly augurs for a better quality of life.

But we have promises to keep …

Manjri Greens Annexe reminds one of the famous lines of Robert Frost – ***"The woods are lovely dark and deep but we have promises to keep & miles to go before we sleep."*** The B.K. Jhala Group has a voluntary commitment with our environment – to conserve its delicate ecological balance while developing residential colonies. Manjri Greens Annexe has sewage treatment plant, rain-water harvesting system, vermi-culture plant and provision for hot water in one toilet through a Solar Water Heater to indicate that we as an enterprise have always been on the right side of the nature and its unwritten law.

B. K. Jhala legacy....proven & successful track record !



Greenwoods : Pune-Solapur Road



Manjri Greens : Pune-Solapur Road



Tranquility : Behind Manjri Stud Farms



Simplicity : Hadapsar Handewadi Road



Nirmal Township : Hadapsar



Saga : Baner



Kapil Woodrow : Wanowarie



Rajyog : Sinhgad Road

Except Greenwoods & Simpli City all are actual site photos